

Washoe County Board of Adjustment



WAC23-0008
(Lee Garage) for WADMIN21-0002

August 3, 2023

Request



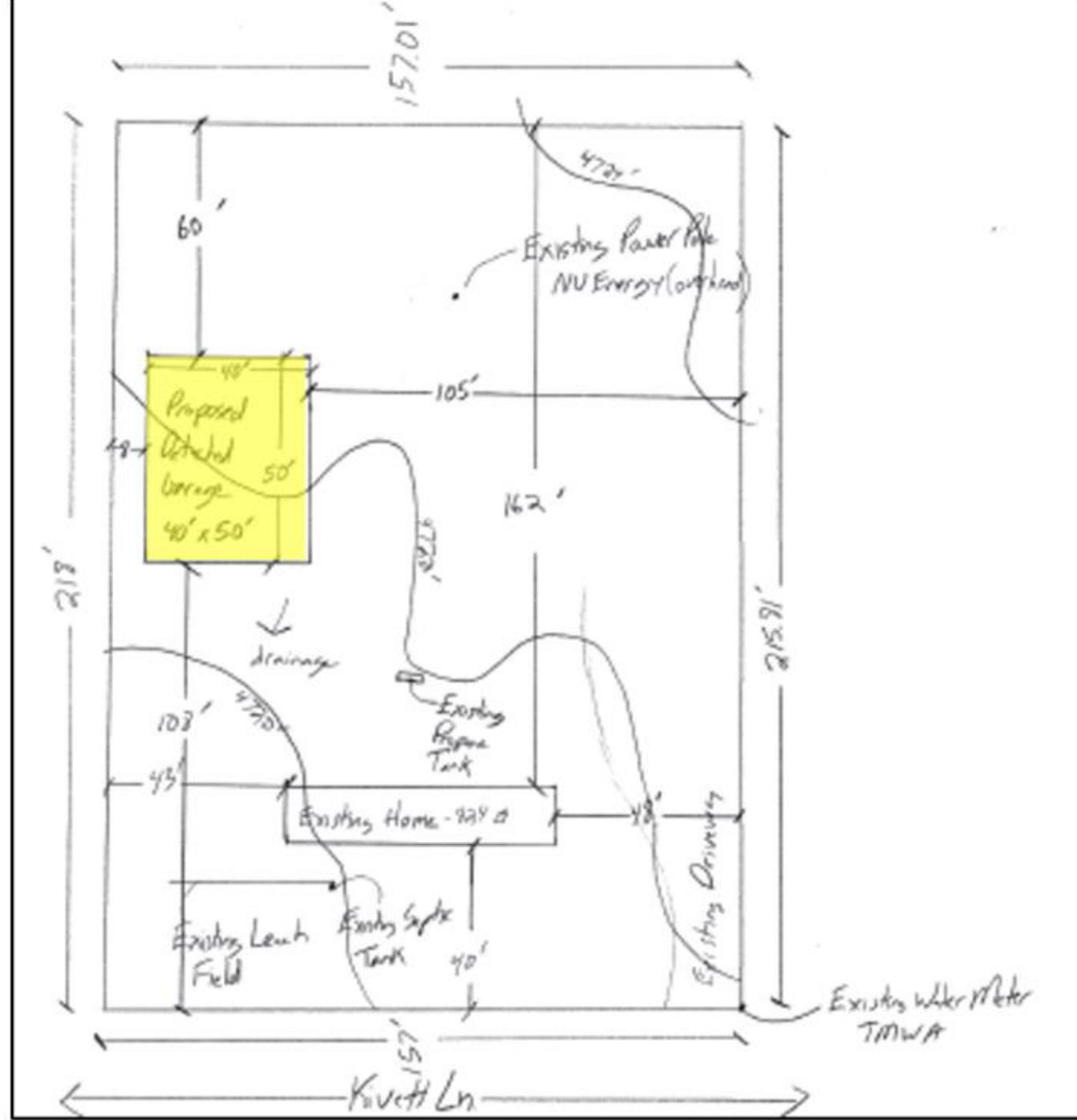
The request is to amend conditions of approval condition 1(c) for Case Number WADMIN21-0002, to extend the requirement that the building permit may be issued on or before June 3, 2025.

Background



- On June 3, 2021 the Board of Adjustment (BOA) heard and approved administrative permit case number WADMIN21-0002.
- The request was for a 2,000 SF detached accessory structure that is larger than the existing 924 SF main residence

Site Plan



Evaluation of Amendment of Conditions



The applicant is now requesting to amend the following conditions of approval:

1.b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued ~~within two years from the date of approval by Washoe County~~ **by June 3, 2025**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

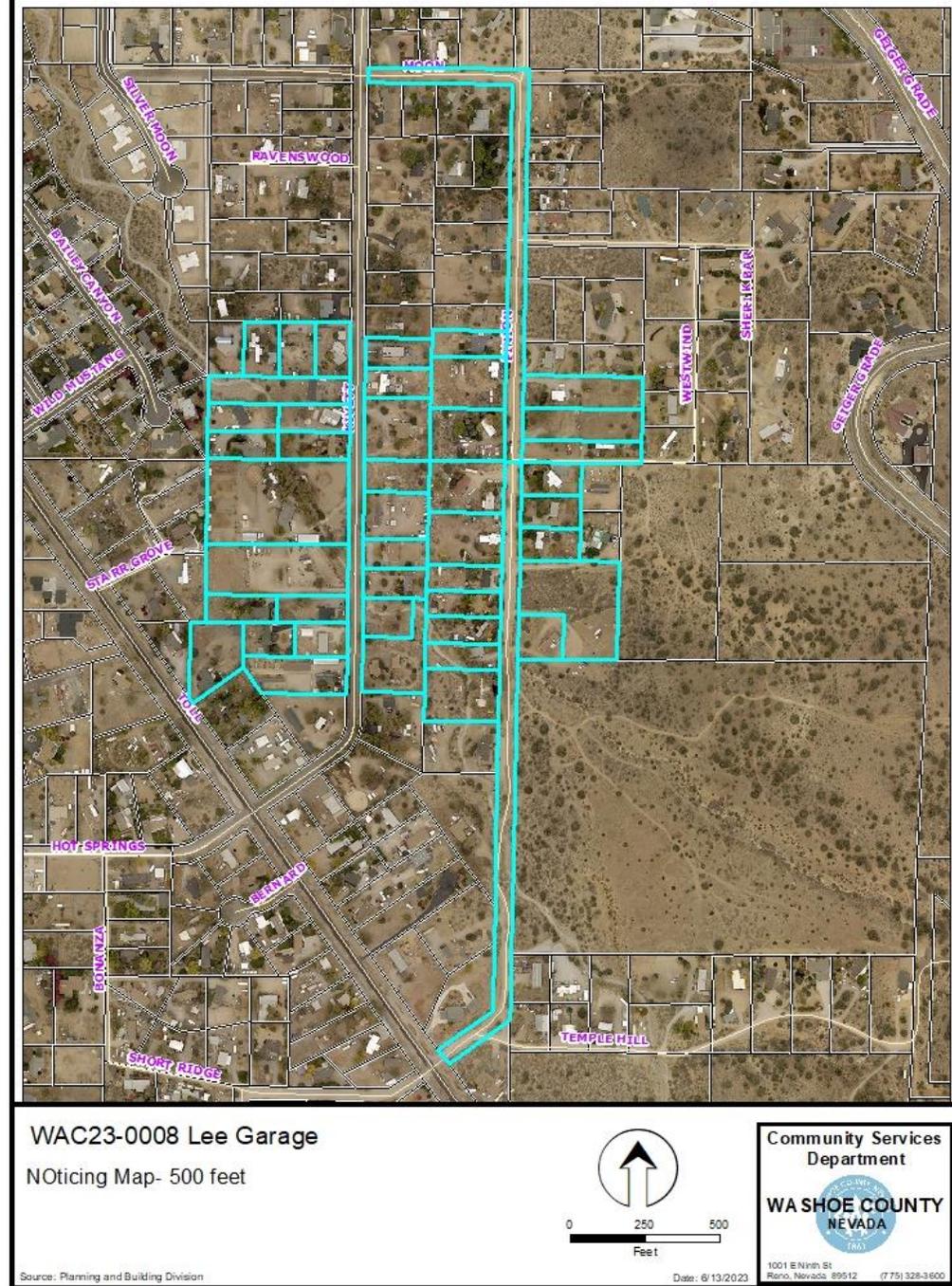
Evaluation of Amendment of Conditions



- The request is to extend the date to issue the building permit for another year.
- The applicant has had various issues and is requesting the extension to finalize the garage building permit with Washoe County.

Noticing

- Property owners were noticed within 500 feet.
- 44 parcels were noticed.
- No Neighborhood Meeting was required.



Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report.

Possible Motion for Amendment of Conditions



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC23-0008 for Brandon Lee, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.808.25

Thank you

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